

**45 Selby Street KURRALTA PARK SA**

4 2 1

ARE YOU LOOKING FOR A NEW TORRENS TITLE HOME WITH WOW FACTOR AND A DESIGNER EDGE? THEN YOU MUST HAVE A LOOK AT THIS TRENDY NEW RESIDENCE. THE MIX OF WARMING TIMBER FEATURES AND CUTTING EDGE MODERN HIGHLIGHTS JUST MAKES THIS PROPERTY WHAT YOU WILL WANT TO CALL HOME.

**Price** : \$ 539,000

**View** : <https://www.bruse.com.au/sale/sa/western-beach-side-suburbs/kurralta-park/residential/house/5551770>

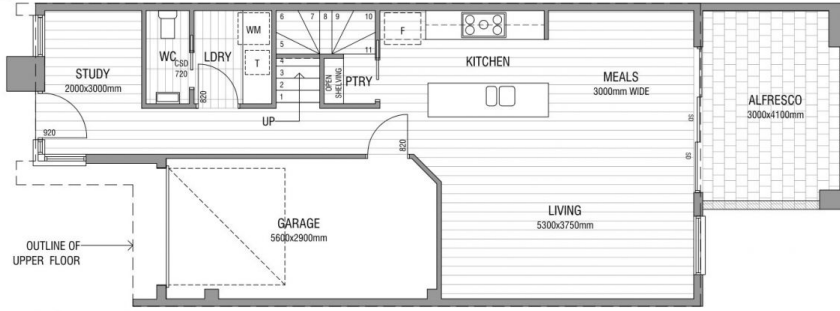
The location is fantastic. So close to the city and surrounded by attractive tree lined streets. Excellent shopping precincts, public transport and highly rated schooling are all close by.

4 BEDROOMS PLUS SEPARATE STUDY ON THE LOWER LEVEL.  
LOCKUP GARAGE.  
UNDERCOVER OUTDOOR ALFRESCO ENTERTAINING

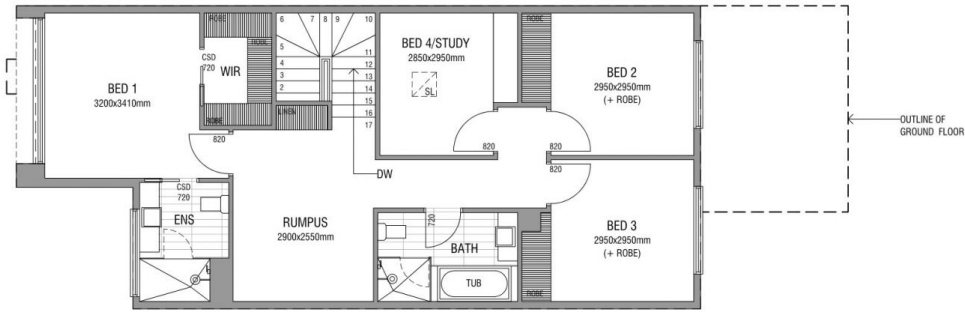


**Theon Bruse**  
08 8431 8181

45D SELBY ST



GROUND FLOOR PLAN



UPPER FLOOR PLAN

AREAS: (sqm)

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
62.00 SQM	81.00 SQM	18.00 SQM	1.50 SQM	13.00 SQM	175.50 SQM

NOTE: THIS PLAN DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE, WHILE EVERY ENDEAVOR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION